



Halifax Zoning Board of Appeals

Meeting Minutes

March 11th, 2024

The Halifax Zoning Board of Appeals held a public meeting/hearing on Monday, March 11th, 2024, in the Board of Selectmen's Meeting Room at Halifax Town Hall, 499 Plymouth Street, Halifax, MA with the following Board members in attendance: Chairman -- Kozhaya Nessralla, Clerk – Peter Parcellin, Members – Robert Durgin, and Tina Kenyon, Associate Member – Marline Amedee

Members Absent: Vice Chair- Gerald Joy

[Halifax ZBA March 11 2024 \(youtube.com\)](https://www.youtube.com/watch?v=...)

Chairman Nessralla calls the meeting to order at 7 :00 pm and informs the audience that the meeting is being recorded by Area 58.

Appointments/Hearings:

- *Petition #997- 20 Madison Road: **Owner/Applicant Erich Blankenburg** – Application for a building permit to construct a 12' x 48.5' addition to a single-family residence. Variance of the side yard setback requirement from 30' to 3.5' as this project would be in violation of the Halifax Zoning section 167-11, Table of Dimensional and Density Regulations.*

Parcellin reads the petition into record. Nessralla asks the applicant to share what they are looking to do. Applicant Erich Blankenburg begins to explain to the Board what they are looking to construct the addition to be used for.

Nessralla asks Blankenburg if he would be able to put the addition somewhere else on the property due to needing such a large variance on one side. Blankenburg informs him that their septic tank is on the other side of the house, and that would not be a possibility for them.

Durgin asks if there is a plot plan. Blankenburg provides one to the Board. The Board and applicants engage in a discussion about what exists in the house currently, and what hardships they have with exploring other options.

Parcellin explains that they need to be rigid in following the by-laws as they are written to avoid any legal situations, issues, etc.

Nessralla states that the Board would like to spend some more time with this and present it to Town Counsel and see what the appropriate avenue would be for them. The Board has decided

they would like to do an on-site visit to the property and continue the hearing until the next meeting.

Nessralla asks the Building Commissioner if he would like to speak on the petition. Commissioner Ed Bayly is present and shares his thoughts.

The Board deliberates on a date for an on-site visit.

Nessralla makes a motion to schedule an on-site visit on April 6th at 9am

Durgin seconds.

All in Favor (5-0-0)

Abutters Angela and Scott Bell of 22 Madison Rd are present at the meeting to share their thoughts/feelings on the proposed addition. Angela reads her statement to the Board, which results in an emotional discussion within the audience. Nessralla states that they will see the applicants at the on-site visit on April 6th.

Durgin makes a motion to continue the hearing until the next meeting on April 8th, 2024.

Parcellin seconds.

All in Favor (5-0-0)

- *Petition #998- 22 Marjorie Drive: **Owner/Applicant Michael and Susan Lawless** – Application for a proposed in-law addition to the right side of the existing home. In-law addition will require a special permit, as well as a variance from front setback requirements.*

Parcellin reads petition into record. It becomes apparent that there is a mistype on the denial letter from the previous Building Inspector, and the number of feet for the variance is incorrect. The Board deliberates and decides that the petition needs to be re-advertised correctly before they can move forward with approval.

Durgin states that the Board can hear the petition tonight and continue it until the next meeting so that it can be re-advertised correctly, and they can then vote on it. The Board engages in a brief Q&A with the applicants to obtain all the correct information regarding the in-law plans.

Parcellin makes a motion to continue Petition #998 to the next meeting date of 4/8/24.

Kenyon seconds.

All in Favor (5-0-0)

- *Petition #999- 513 Thompson Street: Owner/Applicant Maureen Clancy* – Application for a Special Permit to construct a 1,200 sq ft garage, and a Variance to allow a garage 42ft from Thompson Street, instead of 50ft.

Joe Webby of Webby Engineering is present with applicants Maureen and Mike Clancy to present the plans for their proposed detached garage. Webby gives the Board some insight into what they are looking to construct. Webby states that conservation has asked them to move the garage back approximately 8ft due to the wetlands/ topography of the land and has written a letter to the Board requesting that they grant the variance needed.

The Board engages in a brief Q&A with the applicants.

Parcellin makes a motion to approve Petition #999

Durgin seconds.

All in Favor (5-0-0)

Bills:

- Express Newspaper Advertising Invoice- Petition #999 -- 513 Thompson Street \$90.00
- Express Newspaper Advertising Invoice- Petition #998 -- 22 Marjorie Drive \$90.00

Parcellin makes a motion to approve all bills as presented.

Durgin seconds.

All in Favor (5-0-0)

Adjournment

- M/Kenyon, S/Durgin. Unanimously approved (5-0-0) to adjourn.

DOCUMENTS

1. File for Petition #997
2. File for petition #998
3. File for Petition #999
4. Express Newspaper Invoice for 513 Thompson Street- \$90
5. Express Newspaper Invoice for 22 Marjorie Drive- \$90

Respectfully submitted,

Date: 03/18/2024



Chairman, Kozhaya Nessralla
Halifax Zoning Board of Appeals